



ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, July 16, 2015, Meeting
8:30 AM, Council Chambers

Call to Order

Roll Call

Present: Chair Robert Gooyer; Vice Chair Alexander Lew, Board Members Kyu Kim, Wynne Furth

Absent: None.

Staff Present: Amy French, Chief Planning Official; Matt Weintraub, Planner; Christy Fong, Planner; Rebecca Atkinson, Planner; Diana Tamale, Administrative Associate III

Oral Communications: None.

Agenda Changes, Additions and Deletions: None.

Minutes Approval: July 2, 2015

MOTION: Vice Chair moved, seconded by Board Member Kim, to approve the Minutes of July 2, 2015 as presented.

MOTION PASSED: 4-0-0-0

PUBLIC HEARINGS

Major Items

- 1. 430 Forest Avenue [15PLN-00013]:** Request by David Solnick, on behalf of Sageleaf Forest LLC, for Architectural Review of a proposal to demolish an existing, one-story 6,720 sq. ft. office building and construct two new residential buildings. The two-story building would contain two townhomes with attached garages, and the three-story building would contain 10 apartment units plus one penthouse, served by parking spaces in a single level subterranean parking facility under the 22,500 sq. ft. site. The project includes a Design Enhancement Exception request for a three-foot side yard encroachment to locate the garage ramp and its associated structures, and minor rear and side yard encroachments for patio trellis structures. Zone District: High Density Multiple-Family Residence (RM-40). Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15332.

Christy Fong reported the site was identified as a housing opportunity site in the Housing Element with a target of 13 residential units. Staff sought feedback regarding design issues such as internal pedestrian circulation, offsite landscape changes, and the requested Design Enhancement Exception. The proposed trellis structure at the rear of the site would require a DEE. The Historic Resources Board would review the project on July 23, 2015.

Prabhas Kejriwal advised that he and his business partner planned to live in the two townhomes, while the remaining units would be rented. The owners planned to utilize solar panels and gray water harvesting. Structured insulated panels would be utilized for efficiency and to reduce waste. The owners met with adjoining neighbors regarding the project.

David Solnick reviewed design considerations. The DEE request pertained to the trellises at the rear and side of the property. The Planning Department indicated a DEE was required for the underground ramp. The proposed buildings were oriented such that they would not shade neighboring properties substantially. The Planning Department questioned the dual use of the driveway; however, Mr. Solnick argued that dual use was appropriate for a two-family home. Providing separate access for pedestrians would be an unnecessary use of additional paving. He reviewed details such as the entry porch, public art, and patio. The electrical transformer would be placed underground. Building massing was articulated in three dimensions. He addressed concerns raised by adjoining property owner.

Board Members questioned the width of the ramp, tree removal, bicycle parking, the number of dwelling units, the utility of encroachments, arborist review of the proposed project, the tree on the adjoining property, and aesthetics of solar panels.

Board Member expressed concerns about the height of the ramp sidewall; pedestrian traffic to the townhomes; the location of the covered trash area; siding materials and colors; the lack of landscape screening for the adjoining property; driveway materials; safe access to the common space; excessive hardscape; and the need for more articulation on the wall.

MOTION: Vice Chair Lew moved, seconded by Board Member Kim, to continue the project to September 17, 2015.

MOTION PASSED: 4-0-0-0

2. **180 El Camino Real [15PLN-00123]:** Request by Andy Neilands, on behalf of Stanford University, for Architectural Review of the Anthropologie tenant facade, signage, interior improvements, cafe, and outdoor seating for the 33,520 square foot Building DD at Stanford Shopping Center. Zone District: Community Commercial (CC). Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15301.

Rebecca Atkinson noted requested exceptions for building height, parapet height, facade materials, minimum transparency requirements, blank walls, and full-height tenant facade. The staff report outlined Architectural Findings and context-based design considerations from prior approvals that were pertinent to the design of Building DD. Staff had received no public comments on the project to date. Staff recommended review, discussion and continuation of the project to a date certain.

John Gwin reviewed the proposed project.

Board Members discussed glazing and transparency with respect to facade. Board Members questioned the use of wood and metal siding and mechanical screens.

Board Members expressed concerns regarding the large expanse of stucco, height, proportions between Bloomingdale's and the cafe, colors and materials, cafe seating, mass and compatibility.

Mr. Gwin and Board Members clarified comments regarding metal siding.

Hector Pacheco, Urban Outfitters, commented on use of bioswales around Bloomingdale's and the cafe, and mechanical screening.

MOTION: Chair Gooyer moved, seconded by Board Member Furth, to return the item to the Architectural Review Board at a date uncertain.

MOTION PASSED: 4-0-0-0

Minor Item

3. 213 Quarry Road [15PLN-00173]: Request by Rachel DeGuzman, on behalf of Stanford University, for Architectural Review and Sign Exception for signage at the Hoover Medical Campus. Zone District: Hospital (H). Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15301.

Rebecca Atkinson briefly reviewed the requested sign exceptions. Staff had not received any public comment to date. Staff recommended approval with conditions. The correct Conditions of Approval contained 17 conditions.

Rachel DeGuzman sought approval for signage at the Neuroscience Health Center and re-approval of signage at the Pavilion. Stanford Hospital and Clinics were now known as Stanford Health Care, which triggered some of the change in the sign program.

James Propp, Propp and Guerrin, presented renderings of proposed signage.

Board Members questioned the necessity for sign exceptions; elements and mounting of signage; and size of the Stanford logo.

Board Member Furth would allow a Design Enhancement Exception for Signs SA and Sign SB; however, Chair Gooyer preferred not to allow any exceptions. Board Members and the applicant discussed altering the proposed monument sign to meet Code requirements. Board Members and the applicant agreed to decrease the size of the monument sign and to place it on a foundation.

MOTION: Chair Gooyer moved, seconded by Vice Chair Lew, to recommend approval of proposed signage with alterations as discussed, such that no Design Enhancement Exceptions based on ARB Findings alone were necessary.

Vice Chair Lew noted an exception would be needed for signage placed above canopies. Ms. French felt the requirement was intended for right-of-way situations. The Board discussed the meaning of canopy, projecting signs and wall signs in relation to Code requirements. Discussion included Code Section 16.20.130(b) and (c).

MOTION PASSED: 3-1-0-0 Kim no

Board Item

4. Architectural Review Board Awards Update

Amy French advised that awards would not be discussed on July 30.

Board Members discussed assignment of building projects for Board Members to review.

Board/Staff Announcements, Updates, Reports, and Comments

Amy French announced the Board would not have a quorum on August 20, 2015, and possibly not on August 6. Items scheduled for the August 6, 2015 meeting were moved to the July 30, 2015 meeting.

Ms. French noted two projects would be presented to the Historic Resources Board; however, no ARB representation at that meeting was needed. The Avenidas project would be a study session for the Board.

Adjournment

Subcommittee Members: Kyu Kim and Alexander Lew

SUBCOMMITTEE ITEMS: None.

STAFF ARCHITECTURAL REVIEWS:

Project Description: Allow façade modification and display window installation

Applicant: William Douglas

Address: 453 Hamilton Avenue [15PLN-00179]

Approval Date: 6/26/15

Request for Hearing Deadline: 7/9/15

Project Description: An internally illuminated projecting sign

Applicant: Patrick McCallum

Address: 4073 El Camino Real [14PLN-00499]

Approval Date: 7/1/15

Request for Hearing Deadline: 7/14/15

Project Description: Modifications include changes to the roof-top terrace, addition of garage gate, and addition of small roof-top mechanical room

Applicant: Dave Kleiman

Address: 636 Waverley [15PLN-00181]

Approval Date: 7/7/15

Request for Hearing Deadline: 7/20/15